



Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

June 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-5-84
ITEM: #327
Property Owner: Rolling Mill Realty & Company
Location: SE/S Rolling Mill Road 460' N/E from c/l North Point Blvd. Route 151
Existing Zoning: M.H-IM & B.R.-IM
Proposed Zoning: Variance to permit a minimum distance between buildings of 18' in lieu of the required 60'.
Special Exception for living quarters in a commercial building.
Acres: 3.987
District: 15th

Dear Mr. Jablon:

On review of the site plan of 4-25-84 showing all access to the site (Eastpoint Mini Storage) by way of Rolling Mill Road, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 825-4442

April 10, 1984

Eugene A. Bober, Chief
Current Planning and Development
Office of Planning and Zoning
County Office Building
Towson, MD 21204

RE: Canton Center
Platbook OTG 31, Folio 72

Dear Mr. Bober:

Reference is made to our phone conversations of recent date and your review of the above entitled plat. Kindly return to me a signed copy of this letter, indicating that the subject property is exempt from Division 2, (Development Review and Approval Process), Bill 56-82.

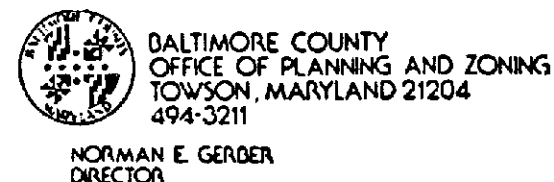
Very truly yours,
Benjamin Bronstein

BB/jaa

Upon review of plat of Canton Center as recorded among the Land Records of Baltimore County in O.T.G. 31, Folio 72, I have determined that the above entitled property is not subject to Division 2 of Bill 56-82 as hereinabove stated.

DATE 4/14/84

EUGENE A. BOBER
Chief, Current Planning



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/5/84
Item # 327
Property Owner: Rolling Mill Realty & Co.
Location: SE/S Rolling Mill Rd. 460' N/E from c/l North Point Blvd.

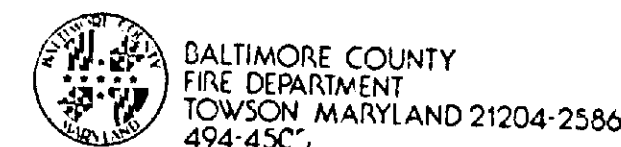
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Landscaping plan is required under Baltimore County Building Code Manual.

Eugene A. Bober
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

June 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Rolling Mill Realty and Company

Location: SE/S Rolling Mill Rd. 460' N/E from c/l North Point Blvd.

Item No.: 327

Zoning Agenda: Meeting of 6/5/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

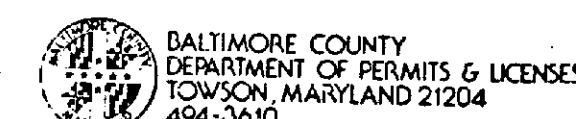
- (X) 5. The buildings and structures existing on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 27, 1984

Dear Mr. Jablon:

Comments on Item #327 Zoning Advisory Committee Meeting are as follows:

Property Owner: Rolling Mill Realty & Company
Location: SE/S Rolling Mill Road 460' N/E from c/l North Point Blvd.
Existing Zoning: M.H-IM & B.R.-IM
Proposed Zoning: Variance to permit a minimum distance between buildings of 18' in lieu of the required 60'. Special Exception for living quarters in a commercial building.
Acres: 3.987
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for "A Handicapped and Age; and other applicable Code.

- X B. A building/_____ permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. No reproduced seals and signatures are required on Plans and Technical Data.

- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is 14'0" and Table 1401, also Section 201.2.

- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 101.

- X I. Comments All structures shall comply with the Height/Area and Type of Construction requirements of the Building Code. Provide one hour tenant separation and fire stopping. Comply with the State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
S/S of Rolling Mill Rd., 460' NE of the center line of North Point Blvd.
15th Election District
Rolling Mills Realty & Company - Petitioner
No. 85-23-XA (Item No. 327)
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of August, 1984, that the Order passed in this matter, dated July 27, 1984, is hereby AMENDED, NurPro Tunc, to delete Restriction 3 and insert in lieu thereof the following:

- 3. Landscaping shall include perimeter plants, i.e., trees and/or shrubs, planted along the southeast and southwest sides of the mini-storage warehouses.

[Signature]
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

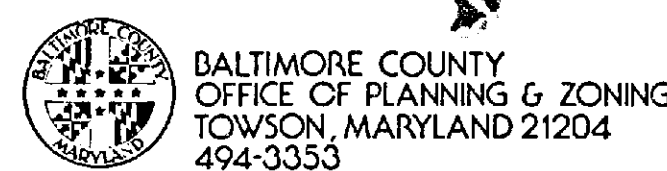
DATE July 27, 1984
BY [Signature]
May Campaign

4. Approval of the aforementioned site plan by the Office of Planning and Zoning, including compliance with the requirements of the Baltimore County Landscape Manual.

[Signature]
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE August 22, 1984
BY [Signature]
May Campaign



ARNOLD JABLON
ZONING COMMISSIONER

July 27, 1984

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
S/S of Rolling Mill Rd., 460' NE of
the center line of North Point Blvd.
15th Election District
Rolling Mills Realty & Company -
Petitioner
No. 85-23-XA (Item No. 327)

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

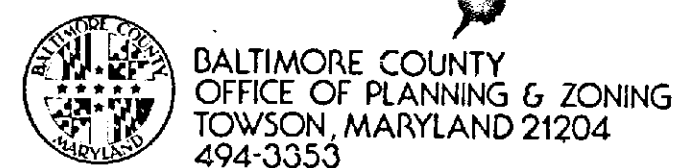
JMHJ/mc

Attachments

cc: People's Counsel

Mr. Leroy E. Jones
Route 1, Box 38 D
Denton, Maryland 21629

Ms. Margaret Miller
7902 St. Clair Lane
Dundalk, Maryland 21222



ARNOLD JABLON
ZONING COMMISSIONER

August 22, 1984

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variance
S/S of Rolling Mill Rd., 460'
NE of the center line of North
Point Blvd. - 15th Election
District
Rolling Mills Realty & Company -
Petitioner
No. 85-23-XA (Item No. 327)

Dear Mr. Bronstein:

I have this date passed my Amended Order in the above captioned matter in
accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Leroy E. Jones
Route 1, Box 38 D
Denton, Maryland 21629

Ms. Margaret Miller
7902 St. Clair Lane
Dundalk, Maryland 21222

People's Counsel

June 27, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Exception and Variance
S/S Rolling Mill Road, 460' NE of the c/l
of North Point Boulevard
Rolling Mills Realty & Company - Petitioner
Case No. 85-23-XA

TIME: 10:15 A.M.

DATE: Tuesday, July 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: John Strong Smith
303 Allegheny Avenue
Towson, Maryland 21204

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
No. 130597
MISCELLANEOUS CASH RECEIPT

DATE *7/22/84* ACCOUNT *85-23-XA*
AMOUNT *222.40*

RECEIVED FROM *Ben Bronstein*
FOR *pay for item #327*
6 137*****200010 8226A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

July 18, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue #200
Towson, Maryland 21204

RE: Petition for Special Exception & Variance
S/S Rolling Mill Rd. 460' NE of the c/l
of North Point Boulevard
Rolling Mills Realty & Company, Petitioner
Case No. 85-23-XA

Dear Mr. Bronstein:

This is to advise you that \$72.40 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

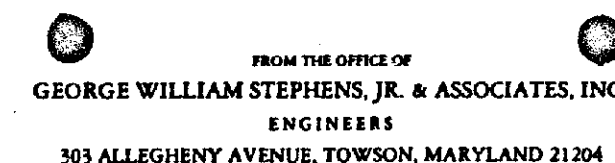
Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
No. 131944
MISCELLANEOUS CASH RECEIPT

DATE *7/24/84* ACCOUNT *85-23-XA*
AMOUNT *72.40*

RECEIVED FROM *Julio Brothers Construction Co.*
FOR *advertising and posting Case 85-23-XA*
(Rolling Mills Realty & Company)
6 087*****728010 8254F

VALIDATION OR SIGNATURE OF CASHIER

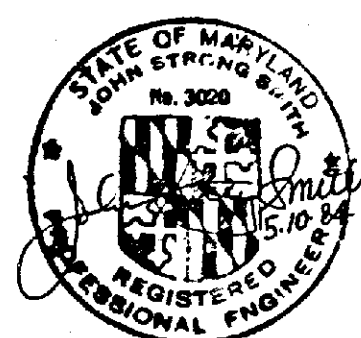


Description to Accompany Zoning Petition
for Variances in Existing MB-1M & BR-1M Zones
and A Special Exception for Living Quarters
in a Commercial Building in an Existing BR-1M Zone
Beginning for the same at a point on the southeast side of Rolling Mill
Road said point being located northeasterly 460 feet from the centerline inter-
section of Rolling Mill Road and Northpoint Boulevard, thence running and binding
along the southeast side of Rolling Mill Road the two following courses, viz:

- 1) North 51° 18' 00" East 181.13 feet
- 2) By a curve to the right having a radius of 1005.53 feet for a
distance of 60.00 feet thence leaving said Rolling Mill Road
- 3) South 36° 06' 37" East 503.30 feet to a point on the northwest side of
the Canton Railroad right of way thence binding along said right of
way
- 4) South 61° 44' 30" West 340.00 feet to a point on the northeast side of
Northpoint Boulevard thence binding on the northeast side of Northpoint
Boulevard the two following courses, viz:
- 5) North 70° 12' 00" West 207.10 and
- 6) By a curve to the right having a radius of 2789.79 feet for a distance
of 96.16 feet thence leaving Northpoint Boulevard and running the two
following courses, viz:
- 7) North 45° 12' 00" East 192.79 feet and
- 8) North 12° 11' 00" West 182.21 feet to the place of beginning.

Containing 3.987 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT
INTENDED FOR USE IN CONVEYANCE OF LAND.



PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: South side Rolling Mill Road, 460 ft. Northeast of the
centerline of North Point Boulevard
DATE & TIME: Tuesday, July 24, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for living quarters in a commercial
building (B.R. zone) and Variance to permit a minimum of 18 ft.
between buildings instead of the maximum required 60 ft.

Being the property of Rolling Mills Realty & Company, as shown on plat plan
filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 17, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Rolling Mills Realty & Company
SUBJECT: No. 85-23-XA

This office is not opposed to the granting of this request; however,
please note a landscape plan is required in accordance with the
Baltimore County Landscape Manual.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BENJAMIN BRONSTEIN
ATTORNEY AT LAW
SUITE 200
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 828-4442

August 9, 1984

Jean M.H. Jung, Deputy Zoning Commissioner
Office of Planning and Zoning
Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

RE: Petitions for Special Exception
and Variance
S/S of Rolling Mill Rd., 460' NE
of the center line of North Point
Blvd.
15th Election District
Rolling Mills Realty & Company
- Petitioner
No. 85-23-XA (Item No. 327)

Dear Ms. Jung:

At the hearing for the above referenced matter, you requested
a copy of the landscape plan. In compliance with that request, I
am enclosing a copy for your file. Thank you for your kind attention
to this matter.

Very truly yours,
Benjamin Bronstein
Benjamin Bronstein

BB/jaa
Encl.

85-23-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
5th day of June, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner Rolling Mill Realty & Co.
Petitioner's Attorney Benjamin Bronstein, Esq.

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-23-XA

District 15 Date of Posting 7/3/84
Posted for: Petition for Special Exception & Variance
Petitioner: Rolling Mill Realty & Co.
Location of property: 315 Rolling Mill Rd., 460' N.E. of the
c/c of N. H. Blvd.
Location of Signs: at #1 - facing N. H. Blvd.; at #2 - facing
Rolling Mill Rd.
Remarks:
Posted by: Sean J. Heman Date of return: 7/13/84
Number of Signs: 4

85-23-XA
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 5, 1984.

THE JEFFERSONIAN,

J.B. Venetaki

Publisher

\$20.00

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th Election District

ZONING: Petition for Special
Exception and Variance
LOCATION: South side Rolling
Mill Road, 460 ft. North-
east of the center line of
North Point Boulevard
DATE & TIME: Tuesday, July
24, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106,
County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:

Petition for Special Excep-
tion for living quarters in a
commercial building (B.R.
zone) and Variance to permit
a minimum of 18 ft. between
buildings instead of the maxi-
mum required 60 ft.

Being the property of Roll-
ing Mills Realty & Company,
as shown on plat plan filed
with the Zoning Department.

In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal pe-
riod. The Zoning Commissioner
will, however, entertain any
request for a stay of issuance
of said permit during this pe-
riod for good cause shown.
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 5, 1984

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th Election District

ZONING: Petition for Special Ex-
ception and Variance
LOCATION: South side Rolling Mill
Road, 460 ft. Northeast of the center
line of North Point Boulevard
DATE & TIME: Tuesday, July 24,
1984 at 10:15 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
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ing Act and Regulations of Baltimore
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Petition for Special Exception for
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a minimum of 18 ft. between build-
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60 ft.

Being the property of Rolling Mills
& Company, as shown on plat plan
filed with the Zoning Department.

In the event that these Petitions
are granted, a building permit may be
issued within the thirty (30) day ap-
pel period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be receiv-
ed in writing by the date of the hear-
ing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

July 11,

19 84

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of P.O. #57088 -
Req. #L63175.

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week

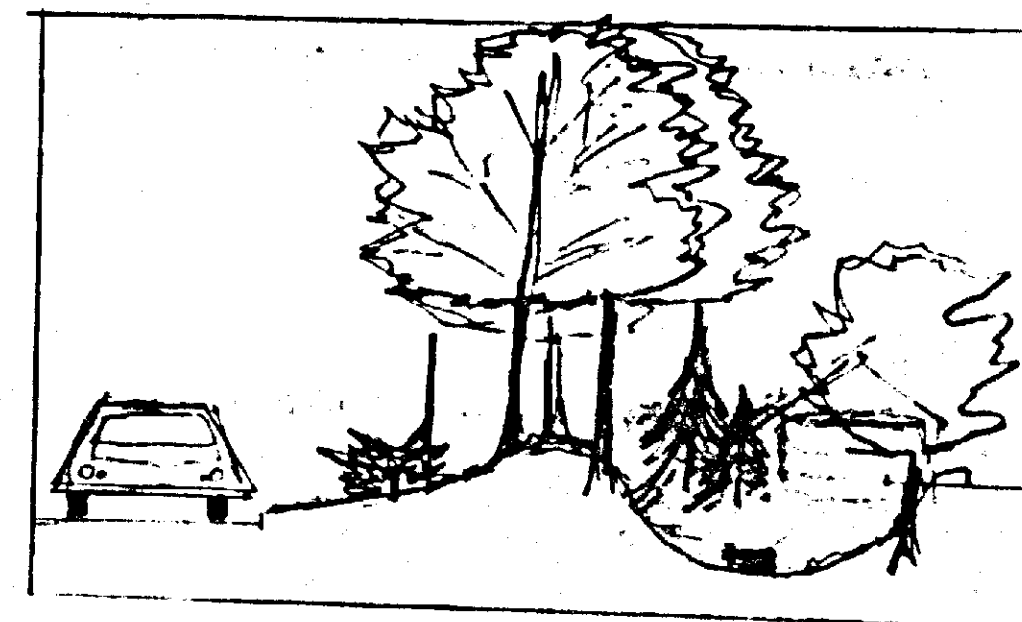
for one successive week, before the
6th day of July 19 84; that is to say,

the same was inserted in the issues of July 5, 1984

Kimbel Publication, Inc.

per Publisher.

By: E.C. Velke



GENERAL NOTES

1. FOR DETAILS OF SIGNS FOR THE HANDICAPPED, SEE "THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED".
2. ANY DAMAGE TO COUNTY RIGHT OF WAYS, PAVING OF PUBLIC ROADS OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. EXACT LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING ANY CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, OR AS SHOWN ON THESE APPROVED PLANS.
5. THE CONTRACTOR SHALL NOTIFY THE GAS & ELECTRIC CO AND THE CHESAPEAKE & POTOMAC TELEPHONE CO (CALL COLLECT, MISS UTILITY 1-550-0100) FIVE (5) DAYS BEFORE BEGINNING ANY CONSTRUCTION.
6. VARIANCES SHALL BE APPLIED FOR PRIOR TO THE COMPLETION OF THE BUILDING'S PERMIT PROCESS. THE STRUCTURAL CONNECTIONS SHOWN HEREON SHALL BE UTILIZED ONLY IN EVENT THAT THE NECESSARY YARD VARIANCES ARE DENIED.

SITE DATA

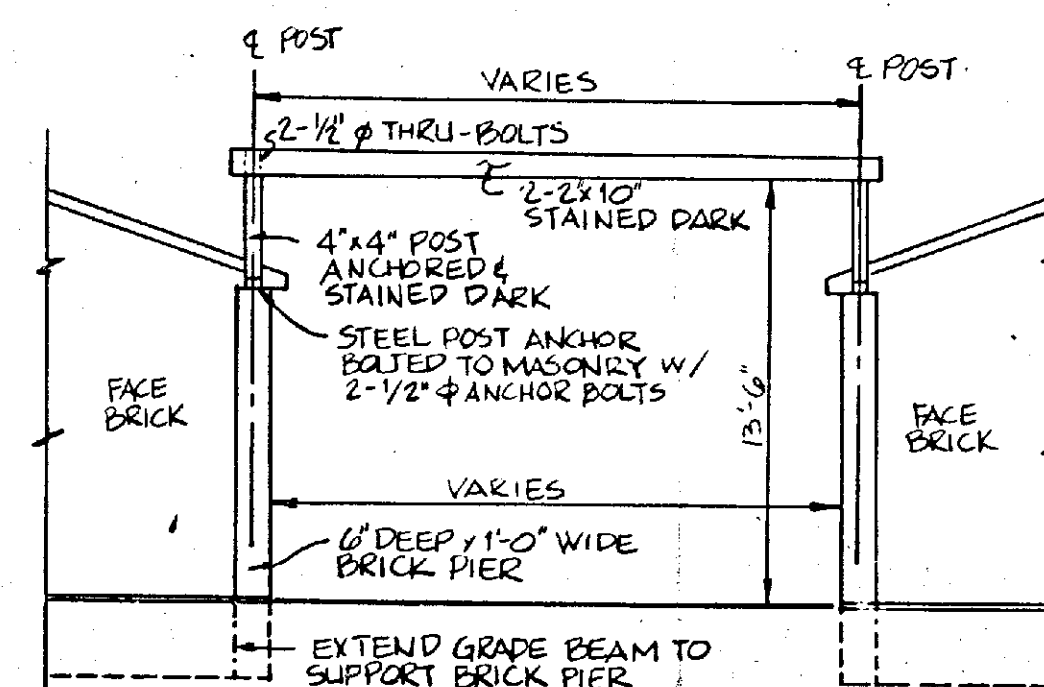
1. AREA 3.987 AC.±
2. ZONING HH-1H/BR-1H
3. DEED REF. 0220/1
4. PARKING SPACES PROVIDED
 1. HANDICAPPED (12x18)
 2. OTHERS (9x18)
5. TOTAL DISTURBED AREA 33 AC.±
6. TOTAL SF MINI WAREHOUSES = 40,640 ±

SCHED.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE & REMARKS
T1	GERANIUM TRACHANTHUS INERMIS	HONEY LOUST	5	2 1/2" dia. NAMED JAR
T2	QUERCUS BOREAUS	NORTHERN RED OAK	5	2 1/2" dia.
E1	PICEA ADRES	NORWAY SPRUCE	6	6' HT
S1	JUNIPERUS CH. PRINCEPS COMPACTA	COMPACT PYRAMID JUNIPER	138	18-24" B+B

H.S. CROCKER CO., INC.
4747/240

LEGEND

EXISTING CONTOURS 50'S 50'S
PROPOSED CONTOURS 50'S 50'S
CHAIN LINK FENCE
ELECTRIC LINE
FACE BRICK
FACE BRICK

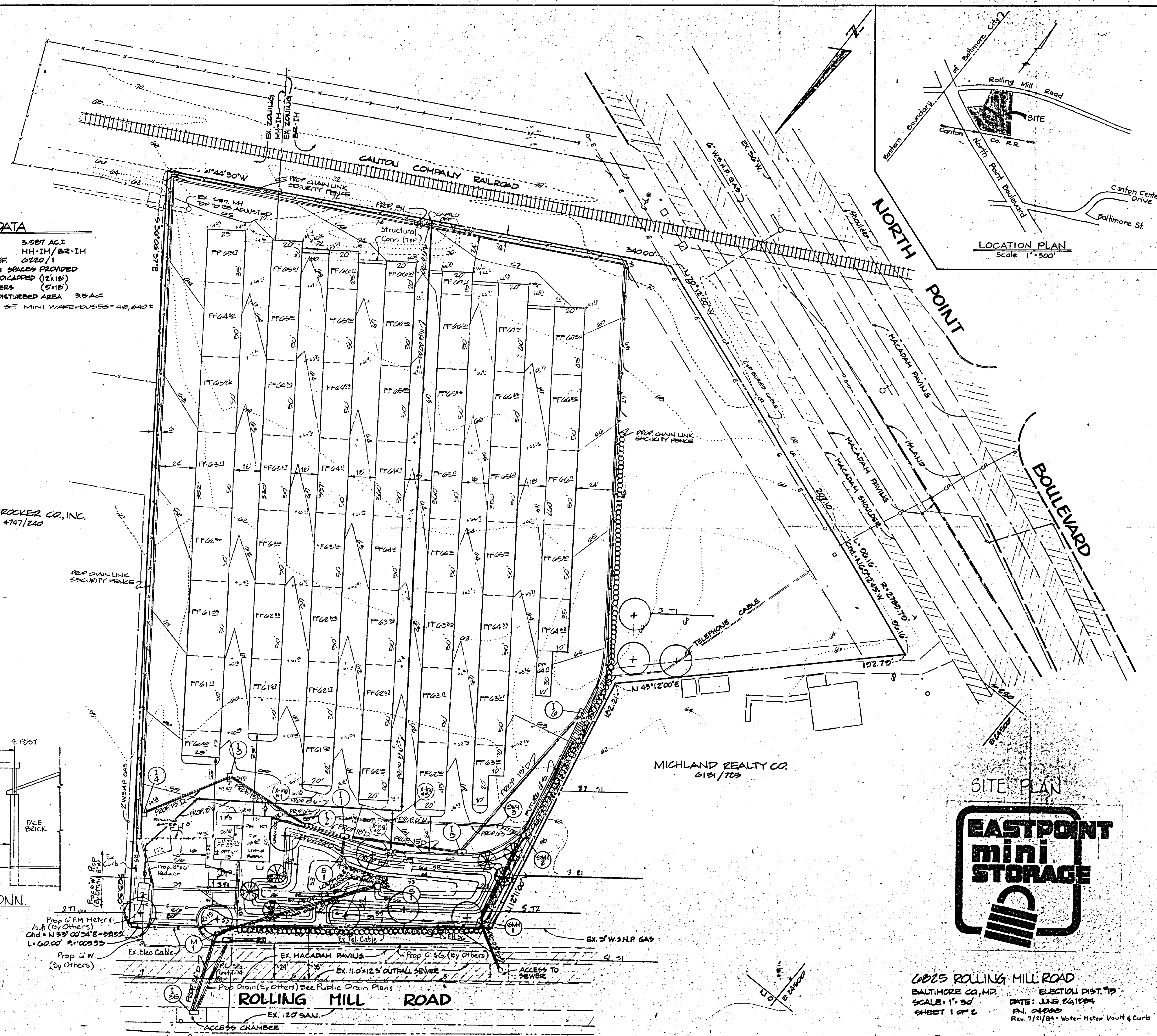


TYPICAL STRUCTURAL CONN.
(NO SCALE)



ENGINEER:
G.W. STEPHENS JR.
AND ASSOC., INC.
305 ALLEGHENY AVE.
TOWSON, MD. 21204
301-823-8120

OWNER:
EASTPOINT MINI
STORAGE CO.
10 PARK AVE.
COCKEYSVILLE, MD. 21030



SITE PLAN



600'S ROLLING MILL ROAD
BALTIMORE CO., MD.
SCALE: 1" = 30'
SHEET 1 OF 2
ELECTION DIST. #13
DATE: JUNE 26, 1984
REV. 544000
Rev. 7/21/84 - Water Meter Vault & Curb

GENERAL NOTES

- 1) EX. ZONING - MH-IM AND BR-IM
- 2) EX. USE - VACANT
- 3) PROPOSED USE - MINI WAREHOUSES
- 4) PLAT REFERENCE - CANTON CENTER OTS #1, FD40 72
- 5) AREA - 3.907 ACS ±
- 6) PUBLIC WATER AND SEWER ARE AVAILABLE
- 7) STORMWATER MANAGEMENT WILL BE PROVIDED.

SUMMARY OF VARIANCE REQUESTS:

- ① A VARIANCE TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 10' IN LIEU OF THE MAXIMUM REQUIRED 60'. (SECT. 230.2)
- ② A VARIANCE TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 10' IN LIEU OF THE MAXIMUM REQUIRED 60'. (SECT. 230.1, SEE SECT 230.2)
- ③ A VARIANCE TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 25' IN LIEU OF THE MAXIMUM REQUIRED 60'. (SECT. 230.2)
- ④ A VARIANCE TO PERMIT A DISTANCE BETWEEN BUILDINGS OF 25' IN LIEU OF THE MAXIMUM REQUIRED 60'. (SECT. 230.1, SEE SECT. 230.2)

PARKING TABULATION:

PARKING PROPOSED = 4 SPACES
 * 3 - 8' X 10' SPACES AND 1 - 12' X 10' SPACE

A SPECIAL EXCEPTION IS REQUESTED TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING AS AS PERMITTED BY SPECIAL EXCEPTION (SECT 230.4)

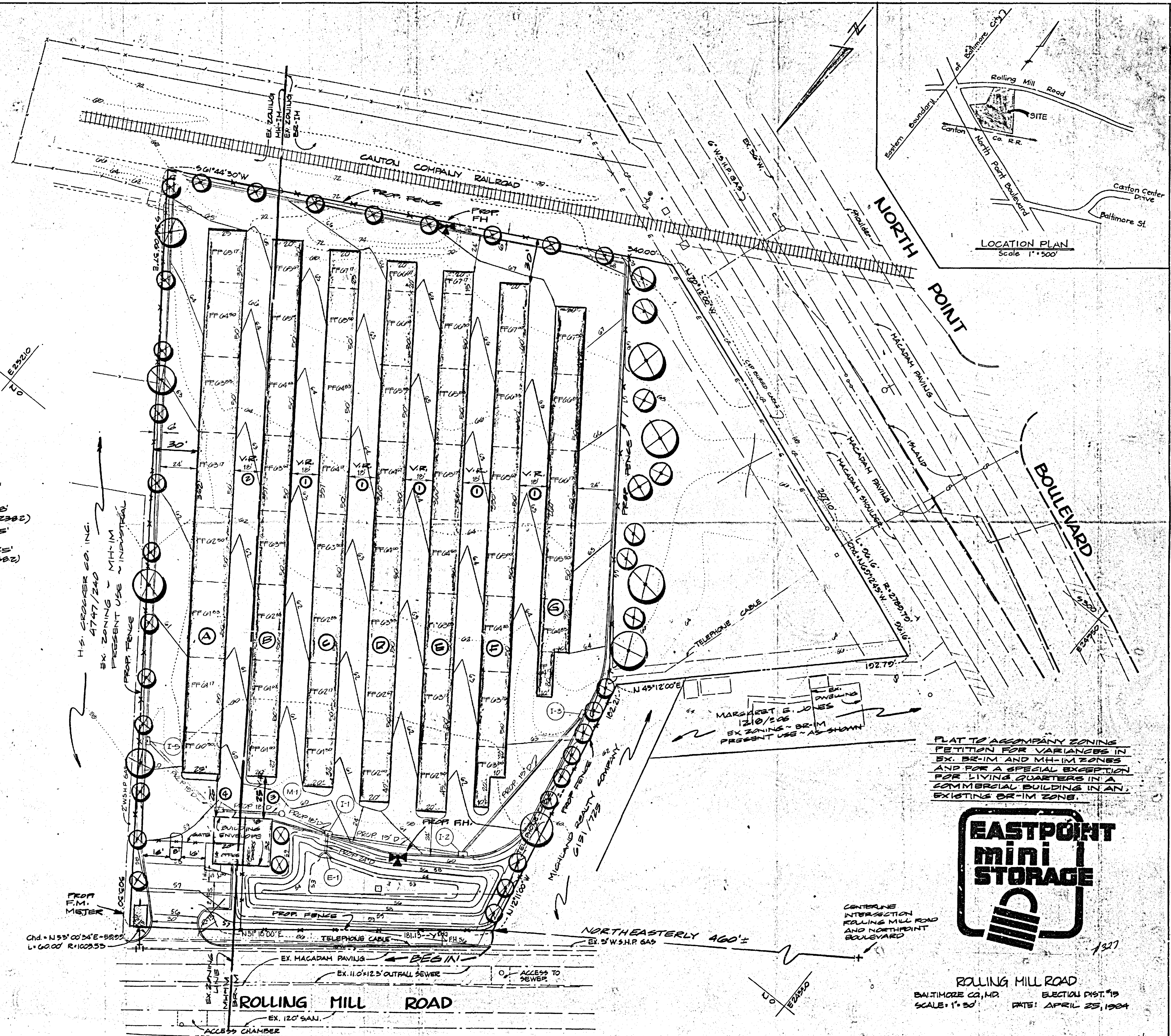
LEGEND

EXISTING CONTOURS 300 320
 PROPOSED CONTOURS 300 320
 CHAIN LINK FENCE
 ELECTRIC LINE
 V.R. - VARIANCE REQUEST

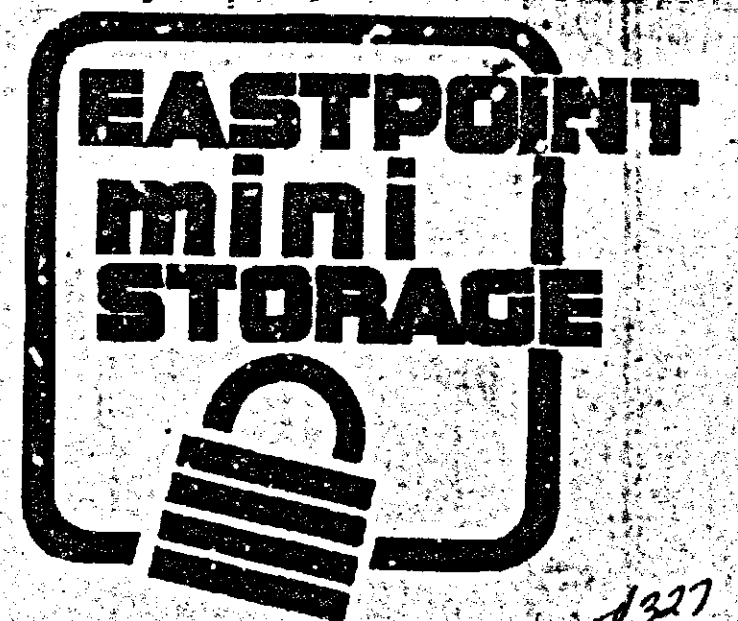


ENGINEER:
G.W. STEPHENS JR. AND ASSOC., INC.
 805 ALLEGHENY AVE.
 TOWSON, MD. 21204
 301-825-8120

PETITIONER:
ROLLING MILL REALTY CO.
 10 PARKS AVE.
 COCKEYSVILLE, MD. 21030



PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCES IN EX. BR-IM AND MH-IM ZONES AND FOR A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING IN AN EXISTING BR-IM ZONE.



ROLLING MILL ROAD
 BALTIMORE CO., MD. ELECTION DIST. #19
 SCALE: 1" = 50' DATE: APRIL 23, 1984